

65 SOMERVILLE ROAD
SUTTON COLDFIELD
B73 6HJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A remarkable and diverse five-bedroom family house, retaining many period features. Set behind a private gated entrance, the house occupies a generous plot, a few minutes away from Sutton Girls School.

ACCOMODATION:

Ground Floor: Reception Hall, Drawing Room, Family Room, Kitchen/Family/Breakfast Room, Snug Utility Room, Guest Cloakroom, Study/Playroom.

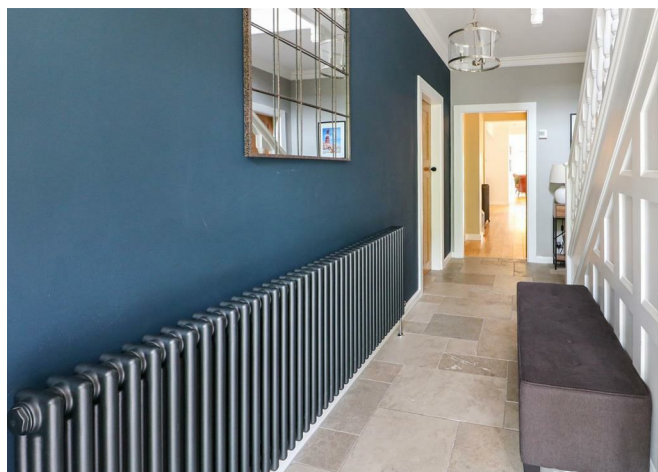
First Floor: Master Bedroom with En Suite Shower Room, Guest Bedroom with En Suite Shower Room, Three Further Bedrooms, Family Bathroom.

Garden And Grounds; Private Gated Entrance, Extensive Gardens Surrounding the Property.

Approximate gross internal floor area 2678 square feet (249 square metres)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated in the highly esteemed Maney area of Sutton Coldfield, this property boasts a desirable location. Specifically located on the south side of Sutton Coldfield, it offers convenient and straightforward access into Birmingham, which is approximately 7 miles away.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School, Plantsbrook High School together with a selection of excellent primary schools. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

Nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

Description of Property

The property has been decorated and designed to a high specification, combining modern elements with the charm of its original features. With spacious interiors throughout, it provides ample room for a family.

Nestled behind a private gated driveway, the house occupies a prominent position on the highly sought after Somerville Road. As you enter through the attractive porch, you step into the reception hall, which is flooded with natural light and features a tiled floor and a beautifully panelled staircase. The hall showcases a striking dark blue feature wall that contrasts with the off-white walls.

To the left of the reception hallway, there is a versatile family room, which could also serve as a dining room.

On the right side of the entrance hallway, you'll find the impressive drawing room. With a walk-in bay window allowing natural light into the room and expansive views of the lawned side garden, this room provides ample space for family gatherings. It features a Victorian fireplace with a polished black hearth and showcases stunning reclaimed natural wood flooring, adding warmth and character to the space.

The entrance hallway leads to a cosy snug area, complete with an inset log-burning stove and an exposed brick wall surrounding the fireplace and side door to the garden. Hardwood flooring and warm colours create a welcoming atmosphere. The snug also gives access to the study/playroom and the guest cloakroom, with WC. The study is a generously sized room that can serve as a home office or a playroom.

Adjacent to the snug, you'll discover the impressive kitchen/breakfast/family room. The bespoke open plan kitchen is a true highlight, offering a contemporary and stylish entertaining and living space. It features dedicated areas for dining, family room the kitchen itself, all brought together with white walls and an oak floor. The kitchen is fitted with matte finish cream wall and base units, topped with a micro cement worktop. Modern appliances include a dishwasher, two wine coolers, an oven, a hob, and a microwave oven, with additional space for an American fridge/freezer.

Continuing from the kitchen is the dining and family space, integrated into the original coach house. This area boasts a high vaulted ceiling with exposed beams, creating a unique and inviting atmosphere. Bifold doors in the family area open fully onto a remarkable decked terrace that spans the width of the rear section of the garden, providing an ideal space for outdoor entertaining and al fresco dining, with the indoor and outdoor living.

The ground floor also includes a utility room with a sink, work surfaces, plumbing for a washing machine, storage cupboards, two boilers, a pressurized system, and an oak door set within an arched frame, opening out onto the rear garden.

The first-floor accommodation is accessible from a half-space landing, featuring a large window to the front elevation of the house, allowing natural light to illuminate the space.

Off the central landing, you'll find the master bedroom with carpeted flooring, and an ensuite

shower room. The ensuite is fully tiled in natural mosaic tiles and features a walk-in shower, a circular wash hand basin, a WC with a concealed system, and a spiral high-level chrome radiator.

Bedroom two is spacious and overlooks the side of the property. It benefits from its own dedicated ensuite shower room, which matches the style and colour scheme of the other bathrooms, and includes a WC, and walk-in shower cubicle.

There are three additional bedrooms on the first floor, all sharing the remarkable family bathroom. The bathroom is finished to an exceptional standard, combining retro-style fittings with a contemporary theme. It features a freestanding curved bath, a separate shower enclosure, twin basins set into a free-standing vanity unit, and a polished iron-finish WC with a low-level flush. The wooden floor finish and pillar box tiling complete the finish.

Gardens and Grounds

The grounds surrounding the property have been thoughtfully designed to provide a private and enclosed outdoor space.

The immediate rear garden is decked, creating a perfect area for outdoor entertaining and al fresco dining. This space is ideally situated for easy access from the reception rooms, allowing for seamless indoor-outdoor enjoyment during gatherings or leisurely evenings.

On the side of the house, there is a lawn area bordered by mature hedges, trees, and shrubs, offering a tranquil and green space. This area provides a pleasant view from the reception rooms and adds to the overall charm of the property.

To the left-hand side of the property, you'll find oak gates leading to a secondary drive. This additional space serves as an ideal area for extra vehicle storage, providing convenience and flexibility for residents with multiple vehicles or visitors.

Distances

Streety Village - 3.5 miles
Sutton Coldfield - 1.4 miles
Birmingham - 7.2 miles
Lichfield - 10.7 miles
M6 Toll (T5) - 7.7 miles
M6 (T7) - 4.0 miles
M42 (J9) - 6.2 miles
Birmingham International - 11.6 miles
NEC - 10.5 miles

(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn left onto King Edward Square, slight right onto Upper Clifton Road, at the roundabout continue straight onto Clifton Road, continue onto Somerville Road all the way to its end at the junction with Jockey Road the property will be on your left.

Services

We understand that mains water, gas, drainage and electricity are connected.

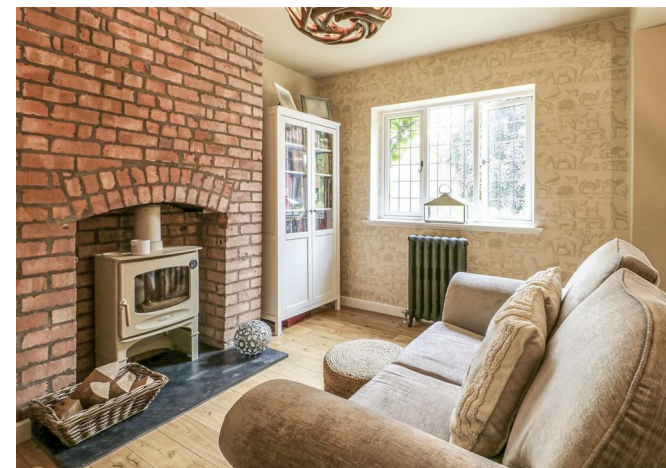
Terms

Local authority: Birmingham City Council
Council Tax band: G
EPC rating: D

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain

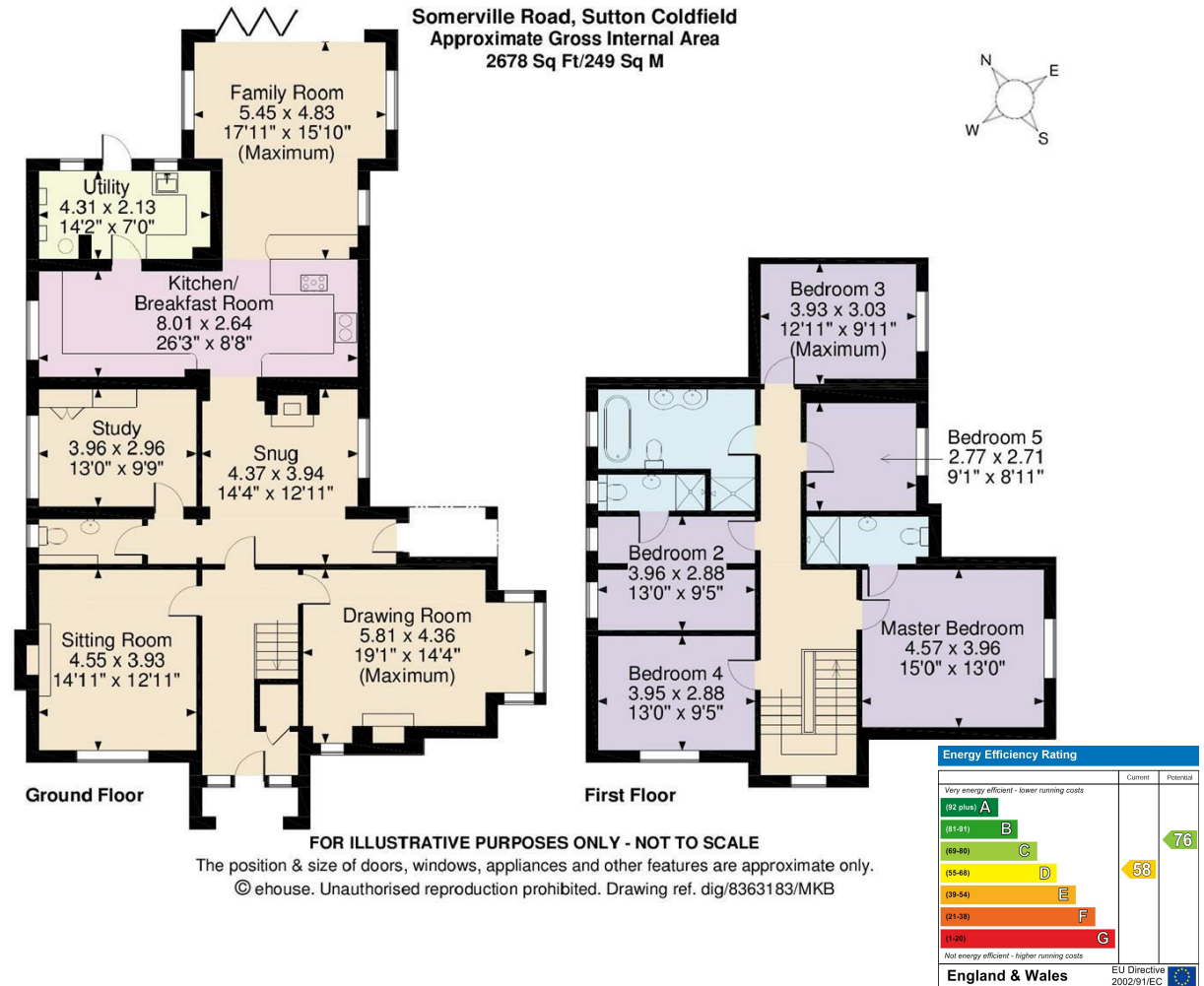




professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: May 2023
Particulars prepared: May 2023

Broadband Average Area Speed
100 Mbps



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